

CITY COUNCIL
LEONIS C. MALBURG
Mayor

THOMAS A. YBARRA
Mayor Pro-Tem

WM. "BILL" DAVIS
Councilman

H. "LARRY" GONZALES
Councilman

W. MICHAEL McCORMICK
Councilman

BRUCE V. MALKENHORST
City Administrator/City Clerk
Chief Executive Officer of
Light & Power

ERIC T. FRESCH
City Attorney



CITY HALL

4305 SANTA FE AVENUE, VERNON, CALIFORNIA 90058
TELEPHONE (323) 583-8811

JOHN KARNS
Karns & Karabian
General Counsel

KEVIN WILSON
Director of Community Services & Water

STEVEN E. PARKER
Fire Chief

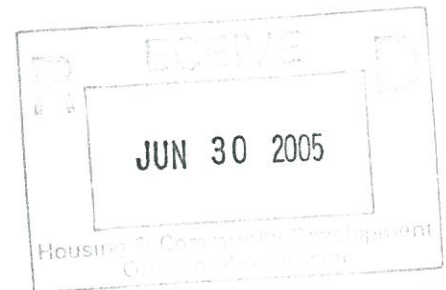
SOL BENUDIZ
Police Chief

LEWIS J. POZZEBON
Director of Environmental Health

RORY BURNETT
Gursey, Schneider & Co. LLP
City Accountant
Acting Finance Director

June 27, 2005

Department of Housing and Community Development
Office of Director
1800 Third Street, Suite 450
P.O. Box 952053
Sacramento, CA 94252-2053




Re: Resolution No. 8769 - A Resolution of the City Council of the
City of Vernon Approving and Adopting the Annual Report on the
General Plan for Fiscal Year 2004-2005.

Dear Sir or Madam:

Transmitted herewith is a copy of the above-referenced Resolution
that was approved by the Vernon City Council on June 15, 2005.

If you have any questions regarding this matter, please call Mr. Kevin
Wilson at (323) 583-8811 ext. 245.

Very truly yours,


Nelly Giron
Deputy City Clerk

NG/rcm

cc: K. Wilson
Resolution No. 8769

RECEIVED
JUL 05 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

"Exclusively Industrial"

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
VERNON APPROVING AND ADOPTING THE ANNUAL REPORT ON
THE GENERAL PLAN FOR FISCAL YEAR 2004-2005

WHEREAS, the City Council adopted a General Plan for the City of Vernon by Resolution No. 5609 on April 18, 1989, as revised by Resolution Nos. 6109 and 7711 on June 16, 1992 and February 21, 2001, respectively; and

WHEREAS, Government Code § 65400 requires that the Planning Agency for the City of Vernon "Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs..." and

WHEREAS, the City Council is the Planning Agency for the City of Vernon; and

WHEREAS, by letter dated June 9, 2005, Bruce V. Malkenhorst, City Administrator/City Clerk, has recommended that the "2005 Annual Report of the Director of Community Services & Water to the City Council on the Status of the City of Vernon General Plan for Fiscal Year 2004-2005" be approved and accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF VERNON AS FOLLOWS:

SECTION 1: The City Council of the City of Vernon does hereby find and determine that the recitals contained hereinabove are true and correct.

SECTION 2: The City Council of the City of Vernon hereby approves and adopts as its annual report pursuant to Government Code

1 § 65400 the "2005 Annual Report of the Director of Community Services &
2 Water to the City Council on the Status of the City of Vernon General
3 Plan for Fiscal Year 2004-2005," a copy of which is attached hereto and
4 incorporated by reference as Exhibit A.

5 SECTION 3: The City Clerk of the City of Vernon, or his
6 designee, is hereby directed to provide the following with a copy of
7 the said Annual Report on or before July 1, 2005:


- 8 1. Office of Planning and Research
9 1400 Tenth Street, Room 121
10 P.O. Box 3044
11 Sacramento, CA 95812-3044
- 12 2. Department of Housing and Community Development
13 Office of Director
14 1800 Third Street, Suite 450
15 P.O. Box 952053
16 Sacramento, CA 94252-2053

17 SECTION 4: The City Clerk of the City of Vernon shall
18 certify to the passage of this resolution, and thereupon and thereafter
19 the same shall be in full force and effect.

20 APPROVED AND ADOPTED this 15th day of June, 2005.

21 
22 LEONIS C. MALBURG, Mayor

23 ATTEST:

24 
25 BRUCE V. MALKENHORST, City Clerk
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27
28

1 STATE OF CALIFORNIA)
2) ss
3 COUNTY OF LOS ANGELES)
4

5 I, BRUCE V. MALKENHORST, City Clerk of the City of Vernon, do
6 hereby certify that the foregoing Resolution, being Resolution No.
7 8769, was duly adopted by the City Council of the City of Vernon at a
8 regular meeting of the City Council duly held on Wednesday, June 15,
9 2005, and thereafter was duly signed by the Mayor of the City of
10 Vernon.

11 
12 BRUCE V. MALKENHORST, City Clerk

13 (SEAL)
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2005 ANNUAL REPORT
OF THE DIRECTOR OF COMMUNITY SERVICES & WATER
TO THE CITY COUNCIL
ON THE STATUS OF
THE CITY OF VERNON GENERAL PLAN
FOR FISCAL YEAR 2004-2005

June 2005

Prepared by City of Vernon
Department of Community Services & Water

INTRODUCTION

This annual report serves two purposes. First, the report is the method through which the City of Vernon complies with the requirements of Section 21081.6 of the California Public Resources Code pertaining to monitoring of the mitigation measures included in the Final Environmental Impact Report for the General Plan Update and Zoning Ordinance Revision (dated April 18, 1989) and the Final Supplemental Environmental Impact Report for the General Plan Revisions (dated June, 1992). Second, the document is the Annual Report of the Director of Community Services & Water to the City Council on the status of the General Plan and the progress of its implementation, in accordance with Government Code Section 65400(b).

ANNUAL MITIGATION MONITORING PROGRAM REPORT FOR THE CITY OF VERNON GENERAL PLAN

Monitoring of the mitigation measures included in the General Plan Update Final EIR was initiated by City Council Resolution No. 5612 (adopted May 2, 1989). This annual report is the method through which the City of Vernon complies with the requirements of Section 21081.6 of the California Public Resources Code pertaining to General Plan mitigation monitoring. Section 21081.6 requires a lead agency to adopt a mitigation monitoring program in order to mitigate or avoid significant effects on the environment. The monitoring program for implementation of the General Plan mitigation measures consists of the annual review process undertaken for the annual report. The overall responsibility for monitoring adherence to General Plan policies belongs to the City of Vernon Department of Community Services & Water.

ANNUAL REPORT ON THE STATUS OF THE CITY OF VERNON GENERAL PLAN

Government Code Section 65400(b) requires in part that each city "Provide an annual report to the legislative body on the status of the plan and progress of its implementation...." This annual report is a working document that provides specific direction for the City of Vernon and alerts the City to General Plan revisions that may be required in the future. The City of Vernon General Plan was originally adopted on April 18, 1989, and amended on June 16, 1992 and February 21, 2001.

The report is prepared in a tabular format to illustrate the relationship between the proposals and programs contained in the General Plan and implementation actions. The matrix identifies each General Plan policy whose implementation requires a specific monitoring process, then describes how each policy is being implemented, the current status of each implementation program, and the future action required in order to complete each program.

The matrix does not include every policy listed in the General Plan. Some policies are statements of basic City outlook toward an issue and could be associated with a wide variety of actions. More specific related policies, however, contain specific direction. These specific policies, generally linked with land development and program actions, are found in the matrix.

Government Code Section 65400(b), as amended in 1990, requires that the annual report include "the progress in meeting [the City's] share of regional housing needs determined pursuant to Section 65584." The Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) identified a future housing need of zero for the City based largely on environmental constraints and the loss of jobs which would result if industrial employment were displaced by housing.

Government Code Section 65400(b), as amended in 1992, requires that the annual report provide the status of "local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583." Section 65583(c)(3) states, "Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing." The City of Vernon Housing Element discusses actions to *maintain* and *improve* housing in the City. Since the City owns the majority of the housing stock, direct maintenance and improvement is possible. In the past year the City has continued its program of maintenance and repair.

Development of substantial numbers of new housing units in Vernon is unlikely based on the City's unique character as an exclusively industrial City. Constraints to new housing development in Vernon are generally not *governmental*, but due to the absence of available land and *environmental* conditions. The City's Comprehensive Zoning Ordinance permits residences in any zone. The industrial nature of Vernon results in noise, dust, vibration, odors, and toxic or chemical storage and wastes from local industries, many of which operate around the clock. These environmental conditions restrict the availability of appropriate locations for new housing development in Vernon. The City requires conditional use permits in the Heavy Industry (M-2) Zone to ensure that any potential new housing is not adversely affected by ongoing industry.

**CITY OF VERNON
GENERAL PLAN REVIEW TABLE**

A. Policy No.	B. General Plan Policy	C. Implementation Program	D. When Applied			E. Method	F. Status	G. Future Action	H. Next Review
Land Use Element			One-Time	Construction	Operating				
2.1	Require private upgrading of parking and loading facilities.	Insure construction as part of any planned improvement.	X			Zoning Ordinance requirement	On-going enforcement. City is performing a study to determine private property impact.	Pursuant to Code	Each project
2.2	Encourage cooperative solutions for off-street parking.	Cooperative project planning between neighboring firms and public-private ventures	X			City direction and staff assistance	On-going. The City is currently studying methods to encourage shared parking.	As required	Each project
2.3	Enforce building and health and safety codes.	On-site inspections		X	X	Certif. of Occupancy plus scheduled and random inspections	The Building Department has made approximately 4300 inspections and the Health Department has made approximately 12,900 inspections from July '04 to June '05.	With each new project plus on random basis	On-going
2.4	Revitalization through redevelopment and related financing.	Establish agency. Institute redevelopment. Issue bonds.	X		X	Implement projects.	City is in the process of purchasing properties for redevelopment. Agency is performing a study to determine if it should issue bonds at this time.	Investigate new projects. Issue bonds.	On-going

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			One-Time	Con-struct	Opera-tiong				
Natural Resources Element									
1.1	Maintain City landscaped areas.	On-going maintenance			X	Budget appropriation	City contractors for weed abatement and tree trimming. The City landscaped 37 th Street median.	Included in '05-'06 FY budget. Landscape existing median as part of street improvement projects.	FY budget review
1.2	Cooperate in upgrading L.A. River Channel.	Participation with Corps of Engineers	X			Staff cooperation	Corps study available - no improvement required.	None required	
1.3	Encourage privately established and maintained landscaping.	Developed as part of any planned improvement or new construction	X			Conditional Use Permit, Building Permit	On-going	Continuing review	Each project
1.4	Continue and expand tree planting program.	Planting of trees as streets are improved or new buildings constructed			X	City or private developer	On-going	Continue program	One year
2.1	Encourage water conservation.	Conservation Ordinance			X	Water conservation standards	Conservation Ordinance in place	Implement Ordinance when necessary.	One year
2.2	Encourage energy-saving designs.	Developed as part of any planned improvement or new construction	X			Requirement of building permit that all heated & cooled spaces be insulated and meet Title 24	On-going. Installed variable speed controls in City Hall HVAC system for improved efficiency.	Continue program. Budget for LED traffic signals. Utilities Dept. provides energy audit for businesses upon request.	Each project
2.3	Enforce environmental protection laws.	On-site inspections		X	X	Certif. of Occupancy, Hazardous Materials Permit plus random inspections	On-going	Continue program.	On-going

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Infrastructure Element									
1.1	Continue to upgrade street system to minimum standards.	Select and improve specific roads.	X			Capital improvement program	City crews continue maintenance of City roadways from July '04 to June '05.	Budget and resurface various streets. City crews continue maintenance of roadways.	One year
1.3	Limit location of transportation-related uses and large warehouses to specific areas of City.	Revise Zoning Ordinance.	X		X	Building Permit	Operative	Continue application of new standards.	Each project
1.4	Explore designating one-way couplets.	Traffic study	X			Consultant budget appropriation	Study complete	None at moment	One year
1.5	Pursue grade separations for railroad crossings.	Planning and design of improvements by City or Alameda Corridor	X			Planning, design and construction of improvements	Alameda Corridor construction completed.	Continue to review if additional crossings need to be grade separated.	One year
	Encourage improvement of MTA services.	Discussions and agreements with MTA			X	Initiate communication.	Staff met with MTA to discuss level of service	Continue discussions.	One year

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			One-Time	Continuous	Operating				
1.7	Encourage ridesharing and public transit.	Programs for City and for private employees			X	City action and AQMD program initiated.	On-going	Continue program.	One year
1.8	Encourage redesign of Atlantic/Bandini freeway interchange.	Discussions and agreements with Caltrans	X			Communication initiated.	Design complete on 26 th Street Extension. I-710 major investment study is being conducted by Gateway COG which will include redesign of Atlantic/Bandini interchange	Construct 26 th Street extension	One year
1.9	Explore adding freeway interchange at Slauson.	Discussions and agreements with Caltrans	X			Planning and design work required.	I-710 major investment study is being completed by Gateway COG. Slauson Interchange will be studied.	Continue to study.	On-going
2.3	Explore public parking lots for employees.	Needs assessment, locational analysis, and construction	X			Parking assessment districts/redevelopment	Being reviewed for possible Redevelopment Agency participation. City is currently conducting a study to determine the need as part of the parking and loading study.	Continue planning.	One year
3.1	Evaluate water supply and distribution.	Inspection and analysis			X	Continuing study and budget appropriation	City is conducting a hydrogeological study and a hydraulic analysis of water system.	Continue planning. Budget upgrades. Perform seismic upgrade of elevated tank.	One year
3.2	Ensure that new and expanded facilities pay for increased water demand.	Program to be developed	X			Assess individual projects.	On-going	On project basis	

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			One-Time	Con-struct	Opera-tung				
4.1	Evaluate sewage system.	Inspection, analysis, and construction			X	Budget appropriation	City crews continue to clean and maintain sewer system. Design complete of the 4 th phase of CMD sewer reconstruction and will be bid in 2005.	Construct fourth phase of CMD sewer reconstruction	FY budget review
4.2	Ensure that new and expanded facilities pay for increased sewage disposal.	Evaluation during project planning	X			County Sanitation Districts assesses individual projects.	On-going	On project basis	Each project
5.1	Evaluate storm drainage system.	Inspection, analysis, and construction			X	Budget appropriation	City crews continue to clean system in compliance with NPDES requirements. The development planning and construction development manuals were updated to meet current NPDES requirements. City videod storm drain system to determine condition of pipe and determine if any illegal connections existed.	Budget for cleaning and inspection. Construct Gifford Ave. drainage system.	FY budget review
5.2	Ensure that new and expanded facilities pay for necessary drainage improvements.	Evaluation during project planning	X			Individual project review	On-going	On project basis	Each project
5.3	Monitor use and storage of hazardous chemicals.	On-site inspections by Health Dept.	X		X	Site-specific inventories plus random inspections	Approximately 4,128 inspections from July '04 to June '05.	With each new project plus on random basis	On-going

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			One-Time	Continuous	Operating				
6.2	Periodically evaluate electrical utility system for long-term adequacy.	Review of system, add capacity as required			X	Staff review and reports on the need to acquire additional capacity and transmission facilities.	New generating station under construction.	Monitor System Complete construction of generating facility.	FY budget review
Housing Element									
1.0	Maintain a sufficient number of dwelling units to accommodate public safety personnel and key employees of industry.	Submit Housing Element to State in 1999 per SB 1073.	X			Staff review	Updated Housing Element completed in 2001.	On-going review.	FY
1.2	Retain economically and physically sound housing.	Review and upgrade City-owned housing stock.			X	Inspection program	City crews rehab homes when they become vacant.	Continue program.	One year
2.1	Maintain residential units.	Inspect, remodel, and rehab as required.			X	City work force	City crews rehab homes when they become vacant.	Continue program.	One year
2.3	Install air conditioning and sound insulation in all new and remodeled housing.	Plan check, on-site inspection to determine requirements	X			City work force	Installed HVAC system in 3 homes.	Budget for central air conditioning.	One year
2.4	Mitigate residential displacement through unit replacement or tenant relocation.	Replacement or relocation upon demolition	X			Demolition Permit	No demolitions in FY '04-'05	None anticipated	Each project
3.1	Prohibit housing discrimination.	City review of all rentals	X			City Council administration	On-going	Continue program.	Each vacancy

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			One-Time	Continuous	Operating				
1.2	Cooperate with South-East jurisdictions to maintain emergency response system.	Discussions and agreements			X	Initiate communication.	Fire Department Area E Mutual Aid agreement. Public Works Mutual Aid agreement in place.	On-going	One year
1.3	Disseminate earthquake information.	Provide information to businesses.	X			Program administration by Fire Dept.	On-going	As required	One year
1.4	Assist school district in emergency response teaching.	School visits by Fire Dept.	X			Annual program of school visits	1 inspection	Continue program.	One year
1.5	Ensure adequate water flow and pressure for fire protection.	Inspection, analysis, and construction			X	Budget appropriation	City is conducting a hydrogeological study of aquifer and hydraulic analysis of water system.	Elevated tanks, reservoir and well improvements	FY budget review
2.1	Continue to help State identify and monitor hazardous waste sites.	Research and inspect sites and assist with closure reports.		X	X	City agency communication with State agencies	On-going	In conjunction with State actions	On-going
2.2	Cooperate with regional agencies in routing hazardous materials along low-risk transportation corridors.	Discussions and agreements with other agencies			X	City program CUP requirements	On-going	Continue program.	One year
2.3	Maintain records of businesses' chemical inventories in Fire & Health departments.	Require businesses to file inventory; random on-site inspections.	X		X	Program developed and instructions provided to businesses.	Health Department implemented new database.	Annual inventory updates	On-going
3.2	Require businesses to prepare hazardous accident contingency plans.	Plans from each applicable business plus random on-site inspections	X		X	Requirements developed and instructions provided to businesses.	On-going	Annual plan update	On-going

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			One-Time	Continuous	Operating				
3.3	Educate public about safety.	Prepare and mail information. Conduct inspections.	X			Budget and assign project.	On-going.	Continue program.	On-going
3.4	Inform public of importance of legible signs and address numbers for emergency personnel.	Prepare and mail information, conduct on-site inspections.	X		X	Fire Dept. & Bldg. Dept. inspections	On-going	Continue program.	On-going
3.5	Review City's emergency service equipment.	Inspection and interviews	X			Budget appropriation	Improved communication systems. Police Department obtained personnel protection equipment and ordered two police vehicles.	Reconstruct Fire Station No. 2 and design new Fire Station No. 4.	On-going
3.6	Require new developments to underwrite costs of special fire-fighting equipment if required.	Plan check, Fire Dept. plan review	X			Require sprinklers, on-site hydrants, and main installation.	Design of new Fire Station No. 2 complete.		
4.1	Require safety-conscious design.	Plan check, on-site inspection	X		X	Building Permit, Certificate of Occupancy evaluated.	On-going	Each new project evaluated.	One year
4.2	Develop standards for future private roads.	City review and approval	X			Building Permit, Certificate of Occupancy evaluated.	On-going	Each project evaluated.	Each project
4.3	Require new project review for emergency access, defensible space, and worker safety.	Plan check, on-site inspection	X		X	Building Permit, Certificate of Occupancy evaluated.	City standard adopted, each new project evaluated.	On-going	Each project

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GENERAL PLAN REVIEW TABLE**

A. Policy No. Noise Element	B. General Plan Policy	C. Implementation Program	D. When Applied			E. Method	F. Status	G. Future Action	H. Next Review
			One-Time	Continuous	Operating				
1.1	Reduce transportation noise through design and routing.	Include in design of new roadway improvements.	X			Capital improvement program	On-going	Continue program.	One year
1.2	Ensure enforcement of noise levels.	On-site analysis in response to complaint			X	Budget appropriation, Zoning Ordinance	Reviewing zoning standards.	Continue program.	Each project
2.2	Encourage acoustical considerations in design of new facilities.	Plan check, on-site inspection. Individual business responsibility	X	X		Building Code compliance	Each new project evaluated.	On-going	Each project
3.1	Establish noise and vibration performance standards.	Revise Zoning Ordinance.	X			Approve Zoning Ordinance revisions.	Vibration standards adopted.	Adopt noise standards. Annual review of standards.	One year
3.2	Coordination among City agencies involved in noise and vibration abatement	Response program	X			Bldg. permit and complaint response	On-going	On-going analysis	One year

- A. Policy No. - Identifies General Plan element under review, and identification number of policy in the General Plan whose implementation requires a specific monitoring process.
- B. General Plan Policy - Summarizes text of policy.
- C. Implementation Program - Lists actions taken to realize policy.
- D. When Applied - Indicates when implementation program is applied to a project: one-time (one finite time period), construct (during project construction), or operating (during project operation). More than one category may apply.
- E. Method - Identifies the City action necessary to authorize implementation program.
- F. Status - Describes current status of implementation program.
- G. Future Action - Identifies actions remaining in order to complete implementation program.
- H. Next Review - Identifies when General Plan policy will be reviewed next. At next review period, it is possible for implementation program to be revised, based on completion or status of previous program.